

Providence Ridge Subdivision No. PP13-00005

Final Plat Narrative

December 14th, 2015

Project Background

Providence Ridge is a 38 lot subdivision located on SE 43rd Way roughly ¾ mile up the hill from East Sammamish Parkway. The project received a SEPA Mitigation of Non-Significance (MDNS) on April, 16th 2014 and Preliminary Plat Approval on May 12th, 2014.

In addition to these entitlements, two applications for Deviations from City of Issaquah Department of Public Works Standards were submitted. The first deviation was submitted on October 18th, 2013 for elimination of a portion of the sidewalk on the interior plat road. This deviation received approval on 2/25/14. The second deviation was submitted on 1/15/14 for non-standard intersection spacing along SE 43rd Way from the plat road to the intersection of Providence Place Road SE (east of the site). This deviation received approval on 2/14/15.

At the time of the writing of this narrative, site development activities are roughly 50% complete and all site grading, retaining walls, and the detention vault have been completed. Remaining activities including sewer, storm, and water system development as well as all road improvements (curb/gutter, sidewalk, asphalt, etc.) on interior plat roads and SE 43rd Way, and landscaping and other related activities.

This narrative discusses how the project has satisfied (or will satisfy) the Preliminary Plat and SEPA Conditions, as well as how the final plat meets the criteria of IMC 18.13.200 for the deviations that were granted.

Preliminary Plat Conditions

The following is a discussion of how the final plat conditions have been (will be) met. The numbering below coincides with the Conditions in the Preliminary Plat Approval.

- 1. The application shall provide details of the intermittent stream crossing to ensure the bridge design spans the ordinary high water mark, is adequately designed for high flows, and to quantify the enhancement planting relative the stream buffer impact. Plans shall be submitted and approved by the City prior to issuance of construction permits.** Response: The required trail has been relocated so that no stream crossing is required. Landscape plans have been submitted that quantify enhancement plantings relative to the stream buffer impact. Plans are currently under review by the City and will be approved prior to issuance of construction permits.

2. **All cited geotechnical design requirements, recommendations, and development practices specified in the Liu and Associates geotechnical reports and the Geotechnical Engineering Slope Study Analysis by E3RA will be followed. This shall be reviewed on construction plans and approved by the City prior to issuance of construction permits.** Site civil design utilized the above reports in the design process, and these studies were available to City staff during the review process.
3. **Walls shown on the plans shall be designed/engineered as retaining structures, rockeries are not considered to be retaining structures. This shall be reviewed on the construction plans and approved by the City prior to issuance of construction permits.** All retaining structures were designed by a licensed geotechnical engineer, and these designs were reviewed and approved by the City.
4. **An interceptor trench shall be provided, consistent with the recommendations in the Liu and Associates geotechnical reports. This shall be reviewed on construction plans and approved by the City prior to issuance of construction permits.** The above mentioned interceptor trench has been provided per the Liu and Associates reports, and have been approved by the City.
5. **The Applicant shall construct a stormwater system that complies with the Sensitive Lake Overlay and Enhanced Water Quality Treatment requirement identified by the Applicant. The City agrees to maintain the System.** The above mentioned has been designed, approved, and is currently under construction.
6. **Detailed design of structures and retaining walls shall be reviewed for compliance with code criteria in IMC 18.10.580, prior to issuance of building or construction permits.** The above mentioned criteria was followed in the design of structures and retaining walls.
7. **The Applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements". A third party independent review of the geotechnical report may be required at the Applicant's expense.** Such reports have been completed and the recommendations in the report have been and will continue to be followed.
8. **The tree retention areas located on Lots 12-39 shall be preserved by recording a tree protection easement on the lots. The tree protection easement shall be require on final plat drawings and shall be written to benefit the City.** The above mentioned tree protection easement is depicted on the final plat map.
9. **Approved tree protection measures shall be in place prior to any other construction or demolition activities. Such measures may be installed in conjunction with limits of clearing and grading delineation.** Tree protection measures were installed prior to any construction or demolition activities.
10. **Channelization improvements on SE 43rd Way are necessary for safe and efficient access and egress into the site, including adding a right turn pocket into the site, a center merge pocket, and a left turn pocket for vehicles entering the site from the east. Channelization plans for SE 43rdWay shall be approved by the City prior to issuance of construction permits.** The above improvements have been included in the design and the channelization plan will be approved by the City prior to issuance of construction permits.
11. **Traffic calming devices for SE 43rd Way, such as a raised median, traffic buffers, and speed enforcement measure, shall be considered prior to issuance**

- of building permits.** These measures have been considered and implemented where appropriate.
12. **The Applicant shall mitigate for potential impacts on public services with a voluntary contribution for the General Government Building and Police Mitigation Fees.** The mitigation fee shall be paid prior to the issuance of building permits; the actual fee amount shall be determined at the time of payment. The appropriate mitigation fee will be paid prior to issuance of building permits.
 13. **The Applicant shall apply for a sit work permit to construct the roads, utilities and grading of the lots. A final plat review will follow after subdivision infrastructure has been installed or bonded for prior to recording.** The above permits have been applied for and final plat review is scheduled to start shortly.
 14. **Where side yard setbacks are less than 5 feet, the building code requires fire resistant wall construction, limited wall openings, etc. This will be reviewed with building permits.** These features are being designed into the building plans and will be reviewed with the building permits.
 15. **The 50 percent impervious surface limit must be met on each of the lots; this requirement will be reviewed and verified with building permits.** This limit will be reflected with in the individual building permit applications.
 16. **The trail located along the back of Lots 13-39, in the tree retention area, shall be field located to avoid impacts and removal of significant trees. The trail alignment shall be approved by the Development Services Department prior to trail construction. A trail easement shall be recorded on the final plat to ensure access for all residents.** This requirement will be implemented during site development and an easement will be recorded to reflect the actual easement location after trail construction.
 17. **A public trail will connect the sidewalk on SE 43rd Way though the development's open space/critical area tract to connect to the regional East Plateau Trail or Laughing Jacobs Trail, which follows the alignment of the existing sanitary sewer trunk line and associated access road. Public access easement for the trail connection shall be provided on the final plat. A wayfinding sign shall be provided along SE 43rd Way to indicate public trail access.** This requirement will be implemented during site development and an easement will be recorded to reflect the actual easement location after trail construction.
 18. **With reduced front yard building setbacks, driveways may not be of sufficient length to allow for parking because cars would overhang onto sidewalks impeding pedestrians or encroach in the street where sidewalks are not provide which could obstruct emergency access. Therefore, driveways shall provide a length of at least 18 fee onsite if intended for parking or shall be less than eight feet in length to clearly indicate they are not designed to accommodate parking.** This requirement shall be reviewed with building permits. This requirement shall be implemented during the building phase.
 19. **The Applicant shall monitor the tree retention areas for a minimum of 3 years. Where trees in the tree retention areas are lost to blowdown or need to be removed as hazard trees, the Applicant shall plant replacement trees consistent with the City's landscape code for replacement trees, IMC 18.12.1390.** This condition will be implemented upon completion of site improvements.
 20. **No trees are to be damaged or removed, except as shown on approved plans or as is determined to be unsafe by a certified arborist with a tree risk**

- assessment qualification.** This condition will be adhered to throughout the building process.
21. **All homes located over 150 feet from an approved fire apparatus turnaround shall have a fire sprinkler system installed.** This condition will be implemented during the home building process.
 22. **To maintain fire and emergency access, the roads shall be signed for “no parking, fire lane.”** This condition will be implemented as prior to completion of infrastructure construction.
 23. **Eastside Fire & Rescue (EF&R) allows a 15 percent maximum grade for fire department access roads. The Applicant shall provide a letter from a WA State Engineer to EF&R stating that the final grade will not exceed 15%. Otherwise, the installation of an NFPA 13 D fire sprinkler system may be required for the homes accessed from project roads.** This condition will be implemented prior to the completion of the infrastructure.
 24. **The north side of Road ‘A’ does not included a planter strip and sidewalk. Houses setback three feet from the road lack adequate, safe back out distance from garages and/or potentially for pedestrians leaving houses. Therefore, the setback for houses on the north side of Road ‘A’ shall be a minimum of 5 feet.** This condition will be observed during the building permit process.
 25. **To encourage unifying features to foster community, the front doors of all residences shall be visible and clearly oriented to the street. This will be reviewed with building permits.** This condition will be implemented during the building permit process.
 26. **To minimize the predominance and visibility of residential garages, the garages shall be recessed or setback from the front door entries to the residences. This will be reviewed with building permits.** This condition will be implemented during the building permit process.
 27. **To support pedestrian activity within the development, there shall be a clear pedestrian path between the front door of the residences and the sidewalk or street, separate from the driveway. This will be reviewed with building permits.** This condition will be implemented during the building permit process.
 28. **With the proposed narrow lots, driveway widths could dominate front yards. Driveway cuts along the streets shall be limited to a 16 foot width and driveway widths limited to 18-feet. This will be reviewed with building permits.** This condition will be implemented during the building permit process.
 29. **Impact fees are required for each new single family residence. The following impact fees will be required and the applicable cost calculated at the time of issuance of building permits for each residential unit: Transportation, Fire, Schools, Parks, General Government (SEPA), Police (SEPA).** This condition will be implemented during the building permit process.
 30. **The following critical area regulation conditions shall apply prior to issuance of the final plat:**
 - a. **Permanent survey stakes shall be set to delineate the boundaries between critical area tracts and adjoining lots.** This work will be completed prior to issuance of the final plat.
 - b. **Signs between critical area tracts and adjacent lots shall be installed, explaining the type and value of the critical area.** This work will be completed prior to issuance of the final plat.

- c. **The final plat shall include language to protect the critical area tracts from development in perpetuity.** This language has been included on the final plat.

SEPA Conditions

The following is a discussion of how the SEPA conditions have been (will be) met. The numbering below coincides with the Conditions in the SEPA Approval.

1. Condition and response are identical to the corresponding Preliminary Plat condition above.
2. Condition and response are identical to the corresponding Preliminary Plat condition above.
3. Condition and response are identical to the corresponding Preliminary Plat condition above.
4. Condition and response are identical to the corresponding Preliminary Plat condition above.
5. Condition and response are identical to Preliminary Plat condition 6 above.
6. Condition and response are identical to Preliminary Plat condition 7 above.
7. Condition and response are identical to Preliminary Plat condition 8 above.
8. Condition and response are identical to Preliminary Plat condition 9 above.
9. Condition and response are identical to Preliminary Plat condition 10 above.
10. Condition and response are identical to Preliminary Plat condition 12 above

Deviations

The following is a discussion of how proposed and approved deviations comply with Issaquah Municipal Code Section 18.30.200.C, which is quoted as follows:

C. Minor Deviations from Preliminary Plat: Unless a final plat meets the requirements for minor deviations as outlined below, the proposed final plat will be processed as a new preliminary plat application:

1. The Hearing Examiner may approve a final plat that is different from the preliminary plat if the change:

- a. Does not increase the number of lots; and
- b. Does not decrease any lot size by more than ten (10) percent; and
- c. Does not substantially alter the location or nature of any improvements or any other element of the subdivision; and
- d. Does not significantly alter the subdivision.

The deviations approved for the subdivision comply with items 1.a – 1.d below and were approved by City staff because of this compliance.